

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

MAY 19, 2008

CALL TO ORDER

The meeting was called to order at 7:00 p.m. Board Members in attendance were Peggy Cottrell, Al Link, Norma Akers, Kevin Raasch, and Steve Knight. In attendance from MSI, LLC was Kathi Burdess.

OPEN FORUM

Kent and Mary Cornell were present as new owners to observe the meeting.

APPROVAL OF PREVIOUS MINUTES

The minutes from the April meeting were approved unanimously.

COMMITTEE REPORTS

Recreation Committee – The new pool furniture has been put out. The old furniture was sold for a total of \$310.00. Three new umbrellas are needed for the season. The pool code has been changed and will be blasted through email the day before the pool opens.

Architectural Control Committee – There has been one approval for a garage addition on Rose Quartz.

Landscape Committee – The Committee updated the board on the following addresses:

- 853 Diamond Ridge Circle, the landscaping has been done and the lien has been approved to be removed.
- 780 Sapphire Dr, the home has closed, the Board requested an update on the escrow money set aside.
- 590 Sapphire, the Board requested a letter be sent to outline the following requirements: screen, playset and trampoline, move the trampoline, paint the playset and plant trees. The entire project must be complete by September 1, the plan for the trees must be submitted and phase one done by the end of June.
- 6371 Diamond Ridge Parkway, a letter was requested be sent asking for a plan to screen and to bring the temporary fence into compliance.
- 1530 Amber Ct. needs more screen and a letter sent to move the wood piles.
- 680 Sapphire Dr., the homeowner must submit a plan on a form and have all sides properly screened.

- 1533 Amber Ct, the Board requested that a covenant lien be filed on this property for no landscaping. The escrow amount was discussed and was decided that \$50,000.00 was the amount it would require to bring the property into the standards for the Association.
- 6810 Diamond Ridge Pkwy, will walk the property with the Committee to determine landscape plan.
- 1289 Diamond Ridge Cir. need plan for playset.
- 829 Diamond Ridge Cir. has an approved plan.
- 836 Diamond Ridge Cir must furnish date landscape will be finished and to clean up the construction material.
- 6411 Sand Rose Ct. must submit a form and formal plan that includes screening the front of the drive, screening the trampoline for approval. The current process in place for this situation will continue until compliance.

Social Committee – The adult dinner has been scheduled for July 12, cost per couple is \$25.00. The meal will be catered by Tony's Catering, drinks will be furnished by the Association. The Family BBQ will be July 19. In order to have a bouncy castle, a minimum of 10 families must RSVP to justify the cost. Al made a motion which Steve seconded to set a budget of \$1,500.00 for both the adult dinner and the family barbeque.

MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month of April.

Covenant Violations – The Covenant Log was reviewed.

OLD BUSINESS

- Item: Multi-year Project Improvement Plan
 - Discussion/Summary: Al stated that the invitation would be going out shortly to those individuals that expressed interest. Peggy requested that if anyone else knew anyone that may be interested to forward the information to Al
 - Board Decision: N/A
 - Action: N/A

- Item: Diamond Ridge Estates Split Rail Fence
 - Discussion/Summary: Dan reported that the work has been complete. He reported that there is 3,664 linear feet of fence. The board requested that Kathi check the reserve plan to make sure that is the figure on the plan.
 - Board Decision: N/A
 - Action: N/A

- Item: Repairs to the front entrance
 - Discussion/Summary: The Board requested that Kathi send copies of the irrigation repair bills as well as the bill from Dan Conroy for fixing the lights at the front entrance.
 - Board Decision: N/A
 - Action: Kathi will forward the invoices to the Board.

- Item: Sale of Foreclosed Homes -- 780 Sapphire
 - Discussion/Summary: The board questioned why they were not notified at the time the home closed and requested that they be in the loop in the future.
 - Board Decision: N/A
 - Action: N/A

- Item: Clean up of Brookwood Property
 - Discussion/Summary: The abandoned vehicles were removed as well as the other construction debris. The outstanding item is the reseeding of the hill, a retaining at the Diamond Ridge front entrance and the dead trees that must be removed.
 - Board Decision: N/A
 - Action: N/A

- Item: Town Hall Meeting #2
 - Discussion/Summary: The Board discussed the traffic mitigation as one Agenda item for the meeting. Peggy requested the Board consider other items for discussion.
 - Board Decision: N/A
 - Action: N/A

NEW BUSINESS

- Item: Pool Opening
 - Discussion/Summary: The pool is up and ready to go. The spa motor is not working properly. The Board requested that Warren look into repairing it or the cost to purchase a new one.
 - Board Decision: N/A
 - Action: N/A

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be June 16, 2008.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:00 p.m.